

DISTRICT I ADVISORY BOARD AGENDA

September 12, 2016, 6:30 p.m.

Atwater Neighborhood Resource Center
2755 E. 19th St. N., Wichita, KS 67214

ORDER OF BUSINESS

Call to Order

Approval of agenda for September 12, 2016

Approval of minutes for August 1, 2016

Public Agenda

Board will hear public issues from individual citizens regarding City issues not scheduled on the agenda. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

Family Promise of Greater Wichita, Carrie Corliss will present this information.

2. Off Agenda Items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

Staff Reports

3. Fire Report

Fire Department will provide information on activity in the District I community.

Recommended Action: Receive and file

4. Police Report

Police Department will provide information on activity in the District I community.

Old Town Safety Status presented by Deputy Chief Salcido.

Recommended Action: Receive and file

5. Library Report

Library Staff will provide information and updates on activity in the community.

Recommended Action: Receive and file

New Business

6. ZON2016-00028 LC Limited Commercial, B Multi-Family Residential, and SF-5 Single-Family Residential to GC General Commercial

Dale Miller, Metropolitan Area Planning Department, will present this request. The subject property is two parcels located at the southeast and southwest corners of 21st Street North and Piatt. The east parcel is 1.9 acres zoned LC Limited Commercial, B Multi-Family Residential, and SF-5 Single-Family Residential and is developed with Etezazi Industries, a global manufacturer of machine parts and assemblies for aerospace, alternative energy, transportation and defense industry. Per the Unified Zoning Code (UZC), the uses of the east parcel are defined as Manufacturing, General (Sec. II-B.8.e.) and Welding or Machine Shop (Sec. II-B.14.n.). The uses of the east parcel are first permitted by the UZC in GC General Commercial zoning. The west parcel is 1.37 acres zoned LC, B, and SF-5 and is developed with The Market and MetroPCS. Per the UZC, the uses of the west parcel are defined as Convenience Store (Sec II-B.3.p.) and Retail, General (Sec. II-B.11.l). The uses of the west parcel are first permitted by the UZC in LC zoning; however, the applicant proposes to use the undeveloped portion of the west parcel for Warehousing (Sec. IIB.14.m.), which is not permitted in LC zoning but is permitted by the requested GC zoning.

The existing building on the east parcel was constructed as a vocational school to train employees in aerospace manufacturing. A vocational school is a permitted use in the LC zoning of the east parcel. Etezazi Industries purchased the existing building and manufacturing equipment in 2015 and began operating a manufacturing and machine shop. Since no building permit or change of occupancy permit was required, there was no review of the new use by the City of Wichita, and Etezazi Industries began operating a use that is not permitted by the UZC. There have been no complaints about the operation. The non-conformity of the existing use with the UZC arose when the applicant proposed an expansion of the operation requiring a building permit. Both the existing use and the proposed expansion require the requested GC zoning. If GC zoning is not approved, the applicant will need to relocate the existing business to a properly zoned property.

The applicant proposes to expand Etezazi Industries on the undeveloped portions of the east and west parcels as shown in the attached site plan. On the east parcel, the applicant proposes a 34,000 square foot expansion of the existing 11,460 square foot manufacturing and machine shop building. The applicant proposes a 10-foot building setback along the south property line of the east parcel and a 20-foot building setback along the west property line of the east parcel. The applicant proposes a screening wall along the south property line of the east parcel. On the west parcel the applicant proposes a 3,000 square foot warehouse and a parking lot. The applicant proposes 10-foot building setbacks along the west and south property lines of the west parcel and a 20-foot building setback along the east property line of the west parcel. The applicant proposes a screening wall along the south and west property lines of the west parcel.

RECOMMENDATION: Given the long-term efforts to revitalize the 21st Street North corridor with employment opportunities for neighborhood residents and the guidance of the Comprehensive Plan to support the expansion of existing businesses, planning staff supports the application. However, the already developed convenience store and retail on the LC-zoned portion of the western parcel are permitted uses, and planning staff finds changing the zoning of that portion of the subject property to be unnecessary. Additionally, the applicant's proposal does not meet all UZC requirements or screening, buffering, and site design guidelines of the Comprehensive Plan. Therefore, planning staff recommends a Protective Overlay to address these issues.

Recommended Action: Based upon information available prior to the public hearings, planning staff recommends that a zone change to GC General Commercial be **APPROVED** for only the east parcel and that portion of the west parcel zoned B Multi-Family Residential and SF-5 Single-Family Residential, subject to the 11 provisions sited in the Protective Overlay.

Board Agenda

1. Updates, Issues and Reports

Opportunity is provided for the Council Member and the District Advisory Board members to report any activities, events, or concerns in the neighborhoods and/or Council District.

Recommended Action: Receive and file

The next DAB I meeting will be held at 6:30 p.m., October 3, 2016, at the Atwater Neighborhood Resource Center, 2755 E. 19th St. N., Wichita, KS 67214.

Adjourn